

Future Land Use Element

GOAL I: TO MANAGE THE FUTURE DEVELOPMENT OF THE AREA IN A MANNER CONSISTENT WITH THE ABILITY TO PROVIDE ADEQUATE INFRASTRUCTURE AND TO PROTECT THE IMPORTANT NATURAL RESOURCES.

Objective A: The City has adopted a Land Development Code to implement the Comprehensive Plan Future Land Use districts and will continuously update it through periodic amendments and reviews. By 2006 an overall review of the Land Development Code shall be conducted.

Policy A.1: The City will maintain a Land Development Code that contains specific and detailed provisions to implement the Comprehensive Plan including as a minimum the following:

- a. Regulation of the subdivision of land.
- b. Regulation of the use of land and water for uses included within the Future Land Use Plan.
- c. Protection of potable water wellfields.
- d. Regulation of areas subject to seasonal and periodic flooding.
- e. Provide for drainage and stormwater management.
- f. Protection of the environmentally sensitive lands designated in the Plan.
- g. Regulation of signage.
- h. Ensure that public facilities and services meet or exceed the levels of service established in the Plan and are available when needed for the proposed development or that development orders and permits are conditioned on the availability of these public facilities and services necessary to serve the proposed development.
- i. Ensure safe and convenient on-site traffic flow and parking.

Policy A.2: Freeport will encourage the use of innovative land development regulations including, but not limited to, transfer of development rights, incentive and inclusionary zoning, planned unit development, and performance zoning.

Policy A.3: The City of Freeport hereby adopts the following future land use districts with noted restrictions and densities. The Land Development Code, adopted pursuant to the requirements of Chapter 163.3202, shall use these future land use district development restrictions and densities.

General Agriculture

This category includes rural areas characterized by smaller-scale agricultural activities, including timber production, and varied parcel sized. Allowable uses include agricultural, silviculture, and farm dwellings, and associated accessory structures that are related to and supportive of agriculture and silviculture. Density is limited to one dwelling unit per 10 acres, except for lots of record as of December 28, 1996, of 20 acres or less, which are allowed a density of 1 unit per 2.5 acres. Seventy percent of the development site must be retained in open space.

Environmental/Conservation

Uses within the district are limited to silviculture and native range land, low density residential development (1 unit per 20 acres), parks and recreation activity, and the lowest intensities of public uses necessary to provide only those public facilities or services to protect health or safety.

Rural Development

Appropriate uses are limited to agricultural activity, low density residential development (1 unit per 2 acres), parks and recreation activity, and only those public uses necessary to provide facilities and services to meet health and safety needs. Residential densities shall be as follows:

- 1 unit per 5 acres within FEMA designated floodplain areas or within FDEP-jurisdictional wetlands (as determined by on-site determination);
- 1 unit per 2 acres within all other areas.

Rural Village

This category allows for predominately residential development at a maximum density of two (2) dwelling units per acre.

- (a) Uses allowed: Residential & neighborhood scale businesses & public uses, such as churches or schools, provided that the

non-residential uses are compatible in scale & intensity with the character of the residential areas.

- (b) Density allowed: Maximum of 2 units per acre.
- (c) Intensity allowed: The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR).
- (d) Mixture of uses: Residential uses shall account for approximately 95 percent of the total land area. To ensure a compatible mix of uses, landscaped buffers shall be required between residential uses and non-residential uses. The City will adopt land development regulations that will include additional standards for land coverage and building placement.
- (e) Commercial uses: Commercial uses shall not occupy more than five percent of any area designated RV. Commercial land uses shall be limited to collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, and areas that are specifically designated and platted for neighborhood commercial uses as a part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one mile segment of a collector or arterial roadway.

Low Density Residential

This category allows for residential development at a maximum density of 1-4 dwelling units per acre. This district is provided to establish areas for traditional subdivisions) or other low density residential development, insulated from the majority of non-residential uses. The Comprehensive Plan provides for urban infrastructure necessary to support low density residential development. Appropriate uses are limited to residential, parks and recreation activity, and public uses. During a transition from undeveloped to developed land, existing and established agricultural uses are allowable, but new agricultural uses shall not be established.

Established Residential

Residential neighborhoods at a variety of densities exist, fully or partially developed at the time of enactment of this Code. The established residential district is provided to identify such districts, provide appropriate standards for the protection of such areas, and for the continued development of the area consistent with the established development program. Appropriate uses are limited to

residential development at existing densities, parks and recreation uses, and only those public uses necessary for the protection of health and safety.

Commercial

This category provides for a predominance of general and high intensity commercial activity, as well as professional service and office uses, institutional and public service/utility uses, as well as residential at a maximum of 1 to 16 units per acre. Residential uses are limited to upper floors above ground floor commercial or office uses. Urban infrastructure is provided or planned to provide service to the commercial district. In areas where residential is mixed with commercial or other uses, commercial use shall be predominant. This district also encompasses established commercial and office development where this use should be maintained and or expanded.

Public Service

This category provides for educational uses, recreational uses, and public facilities, grouped into one district pursuant to Rule 9J-5, F.A.C. Uses in this category include only institutional, outdoor recreational, and public service/utility. Appropriate infrastructure is provided or planned to support these uses.

Mixed Use

Properties designated mixed use shall include a mixture of land uses, with at least three (3) permitted land uses required for each development. Permitted land uses for this district consist of low, medium, and high density housing (45% minimum); professional offices, and low intensity commercial in those areas which front and arterial or collector roadway as stipulated in the City's Land Development Regulations (20% maximum); parks and recreation, and open space (10% minimum); public facilities and institutional uses. Densities and intensities of use will be the same as stated in policy A-3, Future Land Use Element and further defined in the Land Development Code, unless addressed below.

Parcels under five (5) acres in size designated Mixed Use will be allowed to develop using only one of the permitted

uses, with the intent that those parcels and surrounding Mixed Use areas attempt to maintain a mixture of land uses similar to the designated percentages for the district.

- (a) Density Allowed: This category allows for a residential density of 1 to 16 units per acre. Residential uses are limited to 50% lot coverage and 2 ½ stories (35 feet) in height.
- (b) Intensity allowed: The intensity of non-residential uses shall not exceed 70% of lot coverage and a floor area ratio of 1.75 (175%). Non-residential uses are limited to 2 ½ stories (35 feet) in height.
- (c) Commercial Uses: Commercial land uses shall be limited to collector and arterial road intersections, intersection of subdivision collectors and arterial or collector roads, and areas that are specifically designated and platted for neighborhood commercial uses as part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one-mile segment of a collector or arterial roadway.

Urban infrastructure is provided or planned to provide service to the mixed use district. This is not the highest intensity district in the jurisdiction, and does not provide for regional-scale commercial, office, or other uses on a regional scale, consistent with the infrastructure plans in the Comprehensive Plan.

Urban Development

This category provides for the widest range of mixed uses and the highest density and intensity of development. Residential uses are allowed to a maximum density of 1 to 16 units per acre. Commercial, office, institutional, industrial, recreation facilities and park lands, and public uses are allowed, including re scale developments. Urban infrastructure exists or is planned for expansion, extension., or installation to serve the allowable densities and intensities of development. Development standards are provided which support the mixed use, intense development of the district.

Industrial

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial district allows for any industrial use, transportation, communication, or utility use, and is intended to provide appropriate areas for industrial activity. Further, this district is established to protect industrial areas from encroachment of other uses which

may be inconsistent with the character of the area. Appropriate infrastructure is provided or planned to serve the area.

Special Development District

Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling units per acre). Parks and Recreation activity, Conservation and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District.

Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf cart crossings, water dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

Policy A.4: Residential development projects within the Special Development District category that consist of greater than 100 lots are required to be developed consistent with the following guidelines.

1. All development must be clustered on 69% of the parcel with the remaining 30% of the parcel placed in an open space tract or easement (no less than 9%), or golf course development (no more than 22%). Significant wetland, floodplain, listed species habitat, and productive agriculture or timber lands should be protected within the open space tract or easement or golf course development.
2. Subdivisions must be designed to have a well-connected street system that facilitates pedestrian use.
3. The development will be served by a sanitary sewer system with off-site disposal.

4. The minimum lot size will be one quarter acre.
5. Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling units per acre), Parks and Recreation activity, Conservation, and only those public uses necessary to provide facilities and services to meet health and safety needs. Wetlands and floodplain areas will be designated as Conservation within the Special Development District. Development densities and intensities will be transferred out of wetland and floodplain areas, and development will be limited to road and utility crossings, golf crossings, water dependent uses, and activities that have an insignificant adverse impact on wetlands and floodplains.

Policy A.5: The Land Development Code shall include standards for required landscape buffering of incompatible uses and provision of open space and recreation sufficient to maintain projected levels of acreage per person.

Policy A.6: The City will develop land use planning techniques in the Land Development Code which will minimize the undesirable side effects associated with agriculture or silviculture.

Policy A.7: The Land Development Code shall provide opportunities for innovative and development techniques such as planned developments. Such planned development projects (PDPs) shall be compatible with the uses permitted within the land use districts in which they are approved, and shall provide for flexibility in site planning such as clustering of development and the provision of open space. Residential planned development projects shall allow RC (neighborhood retail commercial) uses not to exceed five (5) percent of the total acreage devoted to residential uses.

Objective B: **New development will be strongly encouraged to locate in areas with existing public services and in conformance with specific standards.**

Policy B.1: New uses will be located in conformance with the standards shown below unless the developer can clearly demonstrate an unforeseen need for additional acreage in the proposed Land Use Category:

Future Land Use	Projected Acreage/Person			
	2000	2010	2020	
Environmental/Conservation	0.41	0.34	0.26	
Rural Development	.1.96	1.39	1.07	
Low Density Residential	0.55	0.24	0.19	
Established Residential	0.16	0.11	0.09	
Commercial	0.05	0.03	0.03	
Public Service		0.11	0.16	0.12
Mixed Use	0.54	0.45	0.35	
Urban Development	0.58	0.61	0.32	
Industrial	0.14	0.10	0.79	
Agriculture	0.87	1.32	1.02	
Special Development		0.67	0.47	0.37
Annexed – no land use assigned	2.53	0.0	0.00	
Rural Village	0.00	1.02	0.79	
Recreation	0.02	0.11	0.09	
Total:	8.97	4.34		

Objective C: **The City will ensure that all future development is consistent with accepted planning principles and natural area limitations.**

Policy C.1: The City has included provisions in the Land Development Code to eliminate uses that are inconsistent with the Future Land Use Map.

Policy C.2: The City has enacted and will, as necessary, consider additional impact fees which fairly attribute the costs of development to those generating the impacts.

Objective D: **All development orders and permits for all development undertaken after adoption of this Plan, including any redevelopment activities, shall be issued only if there are adequate public facilities and services available concurrent with the impacts of proposed development.**

Policy D.1: The City will make a finding that adequate public facilities as defined by the Level of Service standards are available prior to issuing building permits.

Policy D.2: Public facilities and services shall be located to minimize their cost, minimize their impacts on the natural environment and maximize their efficiency.

Policy D.3: The City will use the Equivalent Residential Unit Determination System for determining the impact of a development upon wastewater facilities (refer to Infrastructure Element for details.) No development will be approved which results in reducing the established Level of Service standard set for wastewater.

Policy D.4: The City will evaluate the impact development proposals upon traffic circulation using the Trip Generation Table presented in the Traffic Circulation Element. No development will be approved which degrades the established Level of Service standard for traffic circulation.

Objective E: **The City will ensure that sufficient land is available for utility facilities necessary to support proposed development by including a line item in, the Five Year Capitol improvements Plan for utility facility land acquisition.**

Objective F: **The City will reduce urban sprawl and encourage compact development within Freeport through use of various development limitations in the Land Development Code.**

Policy F.1: The Land Development Code will allow increased development densities within presently developed areas and very low development densities within currently undeveloped areas.

Policy F.2: The Land Development Code will discourage the proliferation of urban sprawl by allowing higher development densities in areas with existing or planned public services and not permitting development in areas in which public services are not projected for extension.

Objective G: **The City will continue to eliminate noncompatible and inconsistent land uses on a continuing basis.**

Policy G.1: Expansion or replacement of land uses which are incompatible, as defined in the Future Land Use Map, shall be prohibited.

Policy G.2: The City will define the terms "incompatible" and "inconsistent" in the Land Development Code.

Objective H: **After adoption of this Plan, the City will ensure protection of historical and natural resources of the area by requiring developers to provide project information and request a historical assessment by the Bureau of Historic Preservation for any project involving significant historical and natural resources. Projects proposed which would cause significant harm in the estimation of the Bureau of Historic Preservation will not be permitted by the City of Freeport.**

Policy H.1: The City will require developers to be cognizant of potential modern historical and archaeological resources during the development process and take appropriate steps to protect any such discovered resources.

Policy H.2: The City will identify and require when economically feasible, the preservation of significant historic structures relating to both ancient and modern history.

Policy H.3: The City will use the latest version of the Flood Damage Prevention Ordinance promulgated by the Federal Emergency Management Administration to determine the elevation line of the 100-year floodplain areas unless substantial evidence to the satisfaction of the City Engineer is provided to the contrary.

Objective I: **The City will actively seek funds to redevelop and renew blighted areas within Freeport.**

Policy I.1: The City of Freeport will submit Community Development Block Grant funding requests for redevelopment and renewal of blighted areas.

Policy I.2: The City will seek additional sources of funding for redevelopment and renewal of blighted areas.

Objective J: **The City has executed, interlocal agreements with the School Board, municipalities and Walton County providing for close coordination and evaluation of development proposals.**

Policy J.1: The City's Land Development Code will delineate the specific process to be used to advise the School Board, municipalities and the County of proposed developments which would impact their jurisdiction.

Objective K: **The City has developed, and will continue to use the existing informal conflict resolution process with other local governments in the County.**

Policy K.1: The Comprehensive Plan Committee will function as the initial agency to mediate comprehensive planning conflicts.

Policy K.2: The informal mediation process established by Rule of the West Florida Regional Planning Council will be used to mediate conflicts which cannot be resolved by the Comprehensive Plan Committee.

Objective L: **The City will use the established procedures to coordinate the impacts of all development proposed by the Plan with appropriate aspects of the Walton County Comprehensive Plan.**

Policy L.1: The City will continue to use the established procedures whereby affected municipalities and Walton County will be afforded the opportunity to review development proposals in the City which affect the development proposed in their comprehensive plan.

Policy L.2: The City will use the established procedures in their internal review of development proposals that identify the effects, if any, on the comprehensive plans of adjacent municipalities and the County.

Objective M: **As soon as practical after adoption of the Plan, the City will establish procedures to coordinate impacts of development proposed by the Plan with appropriate aspects of the Resource Management Plan for the Northwest Florida Coast.**

Policy M.1: The City will establish procedures whereby the Northwest Florida Coast Management Authority will be afforded the opportunity to review development proposals in the City which affect the development proposed in their comprehensive plan.